

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

SUBJECT **Sienna Hills Preliminary Plat
3-PP-2004**

REQUEST Request approval of a preliminary plat for 12 single-family residential lots with amended development standards on a 13.9-acre parcel.

Key Items for Consideration:

- This is a 12-lot subdivision on 13.9 acres, averaging one unit per acre.
- The dedication of NAOS/Open Space of 4.25 acres.
- The wash will remain natural and be preserved with drainage and NAOS easements.
- There will be no perimeter wall proposed with this project.
- The amended development standards are for lot sizes and irregular shaped lots only.

OWNER Dan Walker
Walker/Long Holdings Inc.

APPLICANT CONTACT Dan Walker
Walker/Long Holdings Inc.
480-657-8797

LOCATION The project is located on the southwest corner of 124th Street & Gail Road alignments.

BACKGROUND **Zoning.**
The site is zoned Single Family Residential/Environmentally Sensitive Lands (R1-43/ESL) District.

Context.
The 14-acre property is located at the southwest corner of 124th Street and Gail Road. The property lies within the East Shea Area Character Plan, which encourages site planning sensitive to the environment.

Adjacent Uses:

North: The McDowell Acres Subdivision, and The Desert Hills Subdivision, zoned Residential (R1-43/ESL).

South: McDowell Mountain Community Church zoned Residential (R1-43 ESL).

East: 124th street to the east, The Mountainside Middle School and the Catholic Church is located east of 124th street, zoned Residential (R1-43 ESL).

West: Vacant land zoned Residential R1-40 ESL.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The proposed 12-lot subdivision will be accessed from Gail Road by a public street. The subdivision layout maintains the existing wash corridors and leaves much of the remaining significant native vegetation intact. The major wash in its entirety running north to south along the eastern property boundary will be included in the natural area open space (NAOS), as well as areas along the western property boundary. A total of 179,267 square feet of NAOS is required and 183,852 will be dedicated proportionately over the 12 proposed lots. The interior walls will be constructed to concrete block with a smooth stucco finish, cultured stone pilasters, cantera cap block, and an optional wrought iron view fence. The entry feature/fence will be painted medium brown (Tumble Weed D.E. 1057) LRV 28, and the cultured stone will be Desert Blend Cobblefield (CSV-2006) over-grouted.

Development information

- Parcel Size: 13.98 acres
- Existing Condition: Undeveloped
- Proposed Development: 12-lot subdivision (1.1 units per acre)
- Building Height: 24 feet

IMPACT ANALYSIS**Traffic.**

Gail Road and 124th Street exist. Street improvements for all external streets will be roll curb and five foot sidewalks. The applicant will develop the northern 25 feet of Saguaro Drive. The proposed internal street will be public and developed as a 40-foot wide street with roll curb and 5 foot sidewalks. There is a concurrent abandonment case to eliminate existing 33-foot wide Government Land Office (GLO) easements located along the perimeter of GLO lots 7 and 8. That process has been approved through the Planning Commission, and will go to the City Council concurrently with this preliminary plat

Water/Sewer.

Water and sewer capacity exist. The applicant will be responsible for new water and sewer infrastructure to the site.

Police/Fire.

There are no police or fire impacts. The planned density on this property has not changed.

Schools.

Scottsdale Unified School District has been notified of this application. The planned density on this property has not changed over the years and 12 homes will not impact the school district.

Community Involvement.

The applicant has notified the surrounding neighbors. Other than general inquiries, there have been no comments regarding this case. The development team made a presentation to the North East Shea Property Owner's Association (NESPOA) at their regular monthly board meeting in December 2003. Since then the applicant has had numerous meetings with the Desert

Hills Homeowners Association, as well as NESPOA to review the proposed preliminary plat. The preliminary plat design and density has fulfilled the expectations of both associations.

Community Impact.

The approval of the subdivision plat will allow the development of 12 lots on a 13.9-acre parcel of land. This is consistent with the underlying R1-43 zoning and the current General Plan designation.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Greg Williams
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APPROVED BY

Greg Williams
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A Aerial Close-Up
3. Zoning Map
4. Preliminary Plat Map
5. Site Plan
6. Landscape Plan
7. Conceptual Wall Plans
- A. Fire Ordinance Requirements
- B. Stipulations
- C. Zoning Ordinance Requirements

*Preliminary Plat Application Narrative for:***Sienna Hills**

05/15/05 [Revised]

scottsdale, arizona

LOCATION.

The 14-acre site is located at the southwest corner of Gail Road and 124th Street approximately ¼ mile north of Shea Boulevard. The site is currently vacant and surrounded by a variety of uses including:

- North McDowell Acres Subdivision [R1-43]
- East High School & Church
- South Vacant [R1-43] – Proposed Church
- West Desert Hills Subdivision [R1-10]

The Sienna Hills property is currently zoned R1-43 ESL. The Scottsdale General Plan – Land Use Element indicates ½ to 2 units per acre for this area.

DEVELOPMENT PROPOSAL.

The applicant proposes a 12-lot custom home subdivision for the 14-acre site. This is consistent with the underlying R1-43 zoning and the current General Plan designation.

ENVIRONMENTAL CONDITIONS.E.S.L.O. Landform.

Sienna Hills is located within the Upper Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within the ESL ordinance.

Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the northeast to the southwest at an average slope of 3-5%. The site is bisected by a small wash that flows through the property in a southerly direction paralleling 124th Street.

A slope analysis for the site has been prepared by Allen Consulting Engineers and has been submitted for city staff review. The required amount of NAOS is approximately 30% as indicated on those plans.

Sienna Hills

05/15/05 [Revised]

scottsdale, arizona

Vegetation/Site Features. A majority of the plant concentrations, especially the trees, very predictably follow the existing wash corridor. A native plant inventory of the site has been performed and submitted with this application. The most significant natural feature present on the site is the local wash.

Hydrology Analysis. Allen Consulting Engineers has prepared an analysis of the site hydrology. Their analysis and subsequent plans have been submitted with this application.

Archaeology Survey. A preliminary archaeological survey and report has been prepared for the site and has been submitted under separate cover.

PRELIMINARY PLAT REQUEST.

This application represents the proposed request for a preliminary plat with amended development standards and community architecture concepts. The applicant has developed a plan for the site that accommodates 12 custom home sites - the minimum lot area is approximately 33,000 square feet. The lots have been oriented around the main wash that runs adjacent to 124th Street. This provides a significant open space buffer between the future homes and the traffic and noise that is present on 124th Street. Over 30% of the site will be set aside as natural area open space [NAOS] in tracts and easements.

Access to the site is provided from Gail Road which eliminates any need for a new intersection or driveways on 124th Street. An emergency access connection is provided at the south end of the proposed cul-de-sac connecting to the future extension of Saguaro Road.

AMENDED DEVELOPMENT STANDARDS.

Amended Development Standards [ADS] are proposed with this application with the primary objective of preserving the existing wash on the site. Benefits of the ADS include:

1. Preservation of existing wash and associated vegetation in a common tract.
2. Preservation of a majority of existing large vegetation on the site.
3. Provision of NAOS buffer and setback adjacent to Desert Hills neighborhood where no setback was previously provided in Desert Hills by their builder / developer.
4. Realignment of project road to focus away from existing home north of Gail Road.
5. Provision of Scenic Setback [minimum of 40-feet] adjacent to 124th Street.
6. Eliminate potential through traffic into existing neighborhood from future development to the south and Shea Boulevard.
7. Supplemental planting of desert trees [salvaged during construction] along 124th Street to further enhance the streetscape and local neighborhood association's desire to provide a natural open space buffer in these locations within the East Shea corridor.

Sienna Hills

05/15/05 [Revised]

scottsdale, arizona

Specific amendments to the R1-43 development standards are summarized below:

AMENDED DEVELOPMENT STANDARDS SUMMARY TABLE.

Development Standard	Existing Requirement	Proposed Requirement	Reduction [Percentage]
- Minimum Lot Size [s.f.]	43,000	33,000	24.2%
- Minimum Lot Width	150'	130'	13.3%
- Minimum Front Yard	40'	30'	25.0%
- Minimum Rear Yard	35'	35'	No Change
- Minimum Side Yard	20'	15'	25.0%

NO ADDITIONAL DENSITY IS ACHIEVED WITH THE AMENDED DEVELOPMENT STANDARDS.

OTHER FEATURES.

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s will be developed for Sienna Hills and will be adopted with the approval of the final plat.

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape [NAOS]. NAOS areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the ESL ordinance requirements and plant lists. Some enhanced desert landscape is proposed near the project entry. This area will be disturbed during construction and will be restored using specimen desert plants salvaged from the site and supplemented with other indigenous plants. Low voltage lighting will be used to subtly illuminate the project entry features and specimen plants. Light fixture cut sheets have been provided with this application.

Site Architecture. Due to the fact that this project is a custom home subdivision, each home site will feature an individual, site specific home design. Therefore, a traditional perimeter project wall is not proposed. However, in the interest of creating and maintaining quality and continuity, the applicant is proposing a project wall and gate feature concept to be used on all lots. The wall would be built along the edge of the development envelope on each lot. The wall is intended be neutral in color and character to blend in with the surroundings and not compete with the design of the homes. The wall may be built on a lot-by-lot basis by the individual home builder or perhaps all at one time by the developer. View fencing may be introduced in locations where privacy and visibility from adjacent streets is not compromised. The walls, project monument sign and entry feature will be constructed of stone veneer, painted stucco and cantera stone. Gates will be painted iron that complements the other elements. A packet of materials and colors has been provided with this application. See supplemental exhibits for more information on the conceptual location and style of the wall.

NEIGHBORHOOD CONTACT & INPUT.

The applicant and planning team made a presentation to the North East Shea Property Owner's Association [NESPOA] at their regular monthly board meeting in December 2003. No significant points of concern were presented by the board or the residents in attendance. Several of the residents that live immediately to the west and north of the Sienna Hills development were in attendance at this meeting. Overall, the board and local resident attendees were appreciative of the plan and the setbacks and natural areas provided.

Any other communications between the applicant and neighbors or local associations will be communicated to the city planning staff.

SECTION 5.100. R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT.

Section 5.101. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Section 5.104. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand [43,000]~~ **THIRTY-THREE THOUSAND [33,000]** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of ~~one hundred fifty [150]~~ **ONE HUNDRED THIRTY [130]** feet.

C. Density. There shall be not more than one [1] single-family dwelling unit on any one [1] lot.

D. ~~Building height. No building shall exceed thirty [30] feet in height, except as otherwise provided in article VII.~~ **PER THE NEW E.S.L. ORDINANCE, BUILDING HEIGHTS IN ALL R1 DISTRICTS IS LIMITED TO TWENTY-FOUR [24] FEET ABOVE NATURAL GRADE.**

E. Yards.

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than ~~forty [40]~~ **THIRTY [30]** feet.
 - b. Where lots have a double frontage on two [2] streets, the required front yard of ~~forty [40]~~ **THIRTY [30]** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~forty [40]~~ **THIRTY [30]** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a

corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty [20]~~ **FIFTEEN [15]** feet on each side of a building.
3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five [35] feet.
4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ten [10] feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty [40]~~ **THIRTY [30]** feet.

B. [G.] Buildings, walls, fences and landscaping.

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve [12] feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three [3] feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
2. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one-half [4 1/2] feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by the use of self-closing gates with self-latching devices.
3. A minimum of five [5] percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. Corral. Corral not to exceed six [6] feet in height shall be permitted on the property line or within the required front, side or rear yard.

Section 5.105. Off-street parking. The provisions of article IX shall apply.

Section 5.106. Signs. The provisions of article VIII shall apply.

Section 5.107. [Repealed by Ordinance No. 1575.]

Sienna Hills

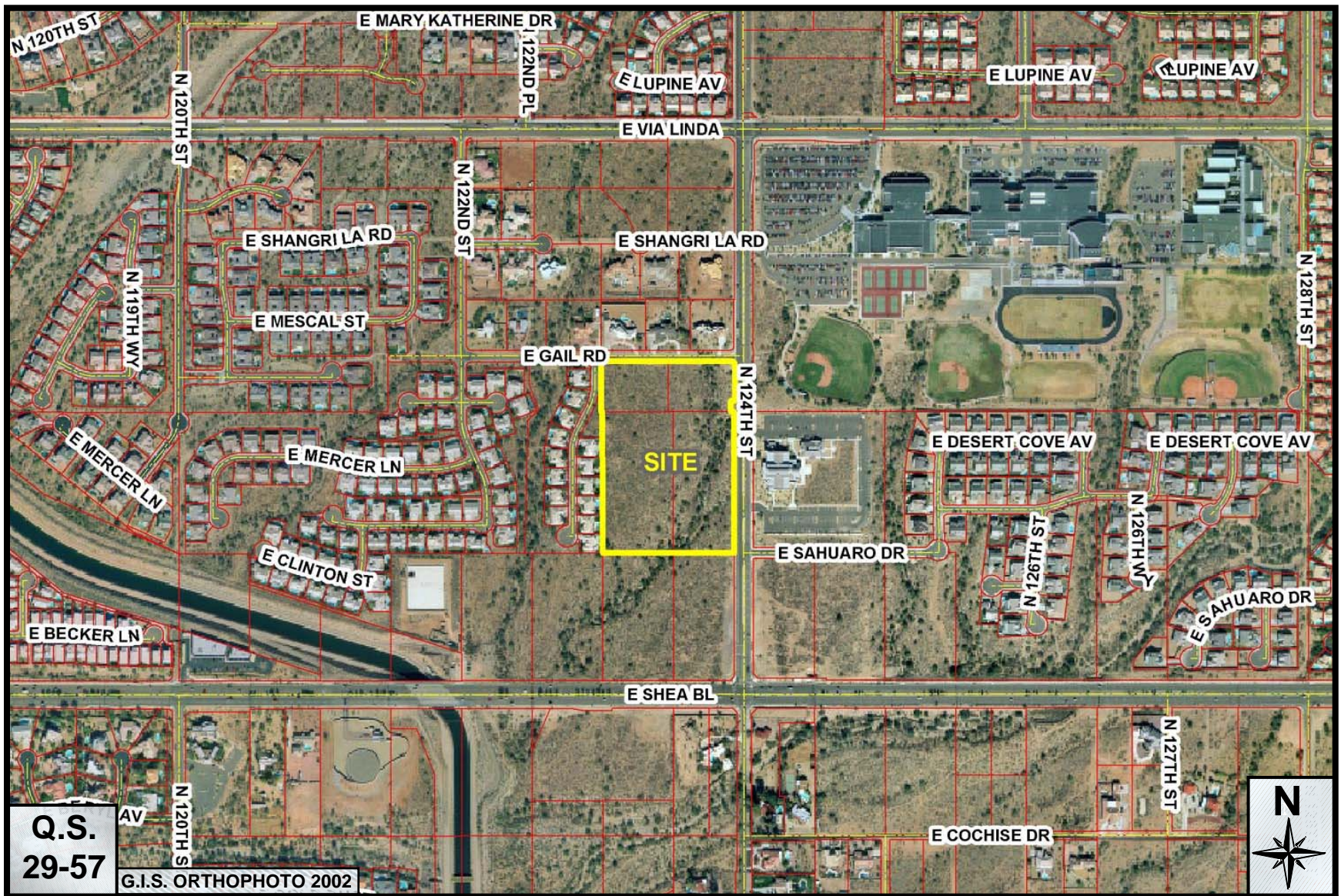
05/15/05 [Revised]

scottsdale, arizona

R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE.

Development Standard	Ordinance Requirement	Proposed Amendment	Max. ESL Reduction*	Proposed Reduction
A. Minimum Lot Area [Sq. Ft.]	43,000	33,000	25%	24.2%
B. Minimum Lot Width	150'	130'	25%	13.3%
C. Density [Dwelling/Lot]	1	1	--	--
D. Maximum Building Height [24' PER E.S.L. REQUIREMENTS.]	30'	24'	--	--
E. Minimum Yard Requirements				
1. Front Yard				
a. Front [Face of building]	40'	30'	25%	25%
b. Front [Double frontage]	40'	30'	25%	25%
c. Front [Corner lot]	40'	30'	25%	25%
2. Side Yard	20'	15'	25%	25%
3. Rear Yard	35'	35'	25%	NC
F. Distance Between Buildings [Min.]				
1. Accessory & Main	10'	10'	--	--
2. Main Bldg. On Adjacent Lots	40'	30'	--	--
G. Walls & Fences				
1. Standard	8'	8'	--	--
2. With 20' Setback	12'	12'	--	--
3. Within Required Front Yard	3'	3'	--	--
H. Access				
I. Corral [Height]	6'	--	--	--

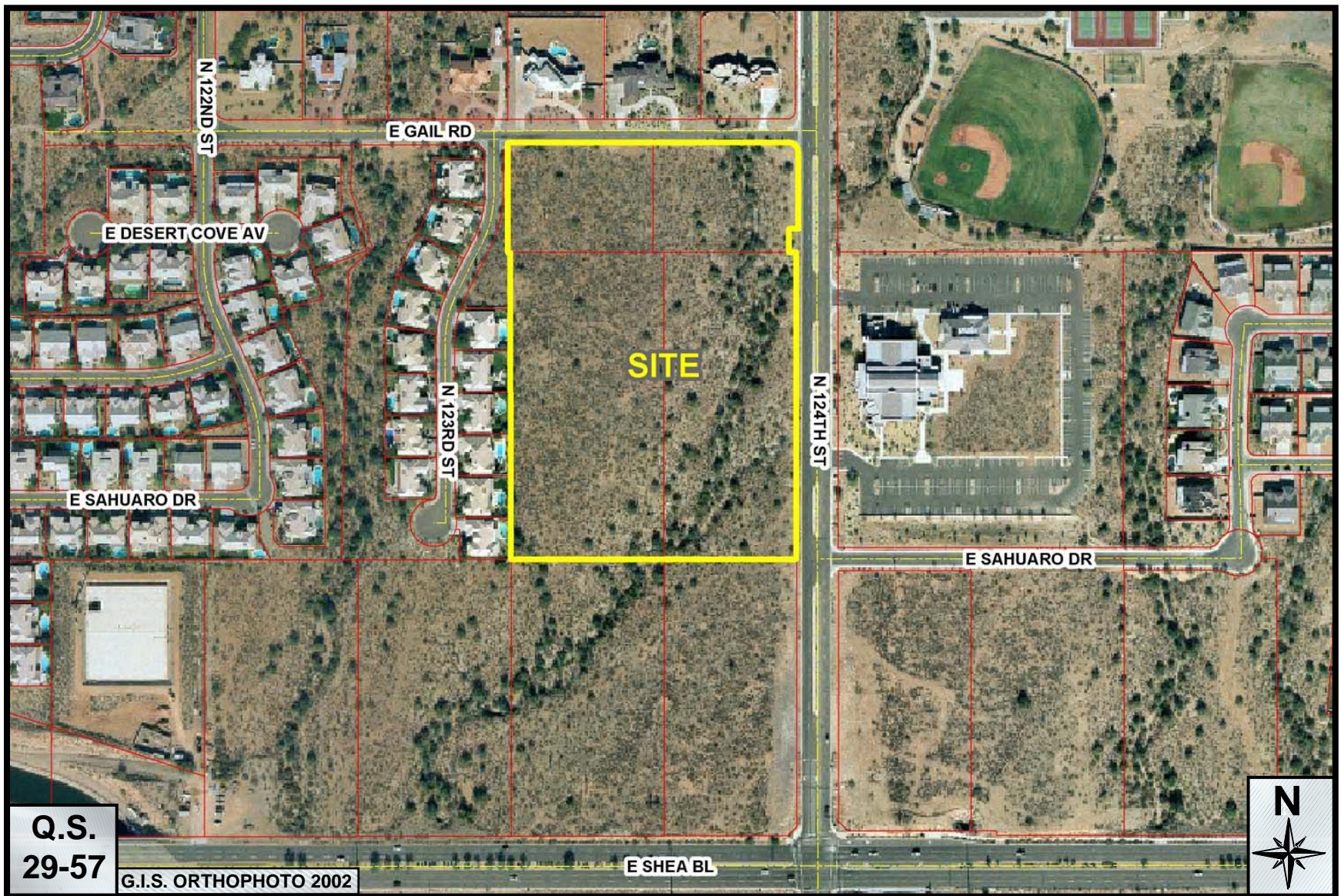
* Maximum reductions allowed by Administrative Approval as set forth in the ESL ordinance [Sec. 7.857.A].



Sienna Hills

3-PP-2004

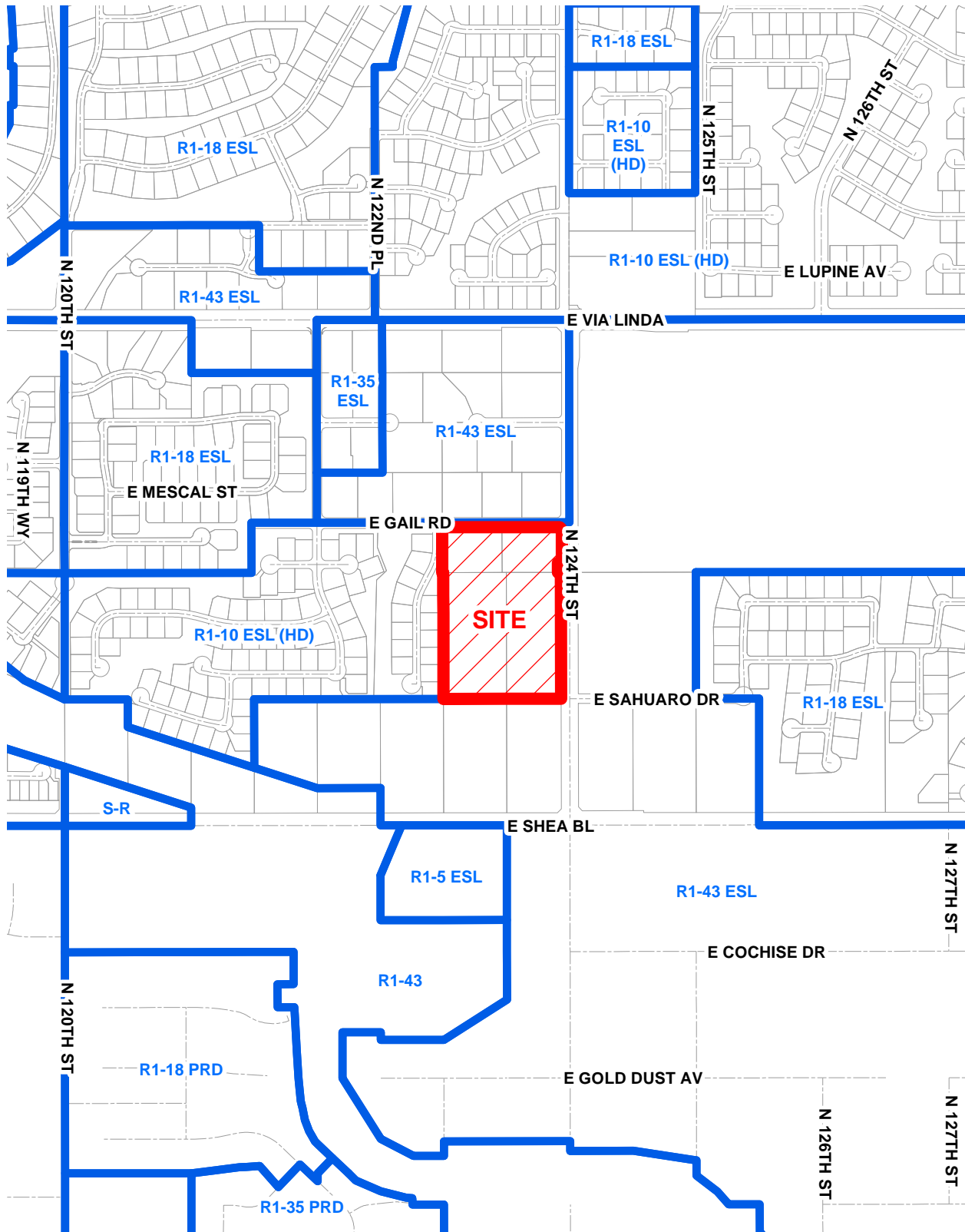
ATTACHMENT #2



Sienna Hills

3-PP-2004

ATTACHMENT #2A



3-PP-2004

ATTACHMENT #3

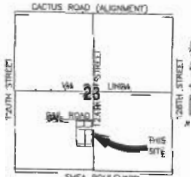


SIENNA HILLS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 5 EAST, G.&S.R.B.&M.,



SCALE 1" = 50'



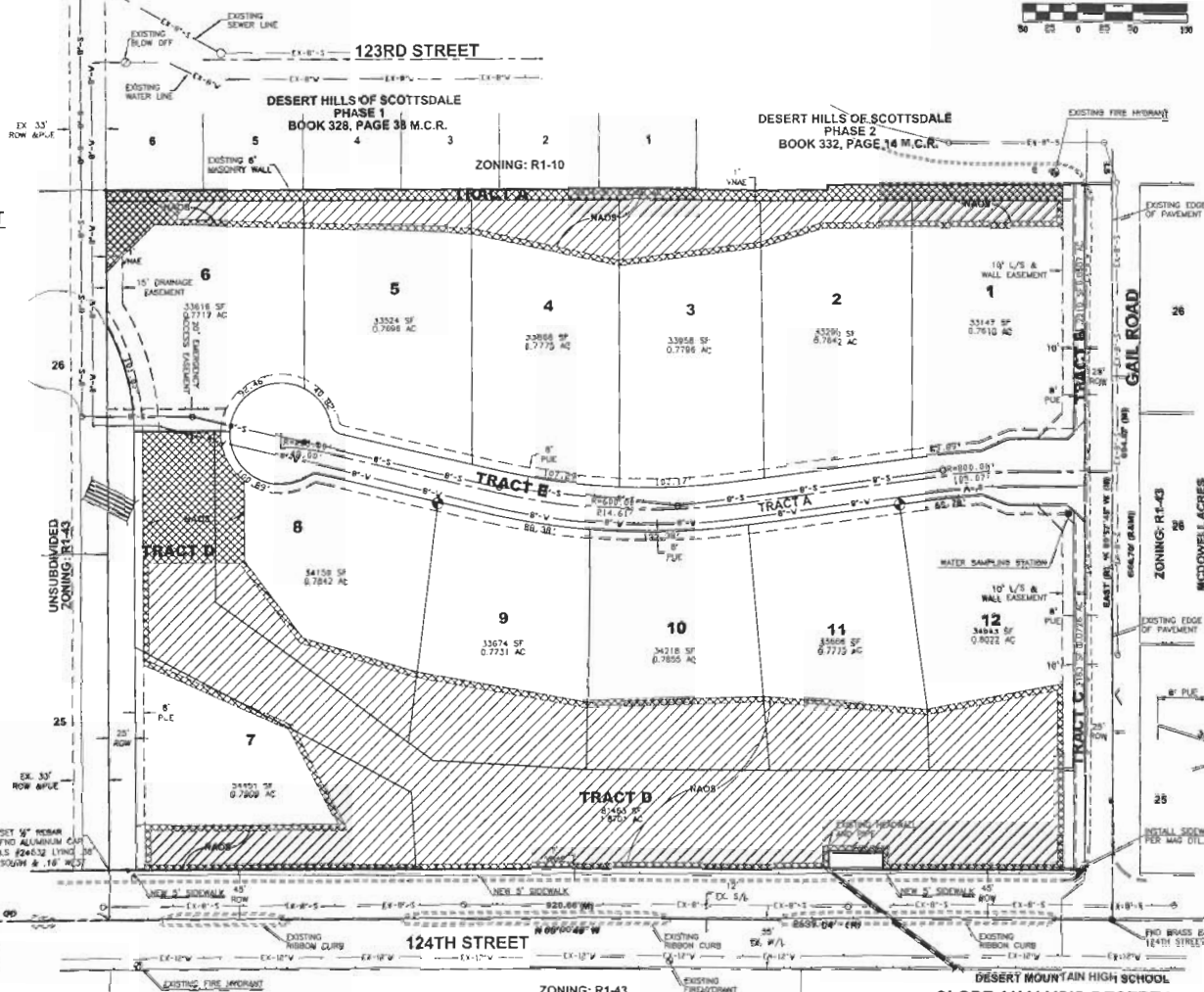
VICINITY MAP

NAOS PER LOT

LOT	NAOS AREA (S.F.)
1	25147
2	33958
3	33958
4	33958
5	33958
6	33958
7	33958
8	33958
9	33958
10	33958
11	33958
12	33958
TOTAL	344550

NAOS PER TRACT

TRACT	NAOS AREA (S.F.)
1	25147
2	33958
3	33958
4	33958
5	33958
6	33958
7	33958
8	33958
9	33958
10	33958
11	33958
12	33958
TOTAL	344550



TYPICAL B.S.L. PLAN

NTS

SITE DATA:

13,903 AC GROSS
12,418 AC NET

ZONING:

EXISTING R1-10 C.S.
PROPOSED R1-43 C.S.

DENSITY:

5.998 D.U./AC

LEGEND

- PROPERTY CORNERS
- SEWER MANHOLE
- WATER VALVE
- BRASS CAP
- FIRE HYDRANT
- WATER SERVICE
- TELEPHONE JUNKET BOX
- CABLE TV
- ELECTRICAL PULL BOX
- L/S LANDSCAPE

CONTRACTOR

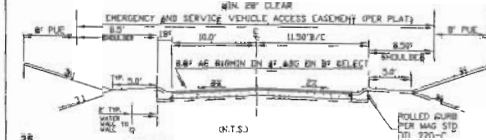
WILCOX CORP. HOLDINGS, INC.
11811 N. TATUM BLVD. SUITE 1000
PHOENIX, ARIZONA 85028
PHONE: (480) 657-8797
FAX: (480) 657-0301

BENCHMARK

SHARP CORNER OF INTERSECTION OF 124TH STREET & SHEA BOULEVARD
ELEVATION 1343.87 (6.65 SS (44' U)

SIENNA HILLS CALCULATION

14 SINGLE-FAMILY LOTS
MINIMUM LOT AREA = 25,047 S.F.



TYPICAL INTERIOR STREET SECTION (40' ROW)

SLOPE ANALYSIS-DESERT LAND FORM CLASSIFICATION: UPPER DESERT

DESERT MOUNTAIN HIGH SCHOOL	DESERT MOUNTAIN HIGH SCHOOL	DESERT MOUNTAIN HIGH SCHOOL
0.0000 - 3.0000	3134	21
3.0000 - 5.0000	248171	25
5.0000 - 10.0000	169990	35
10.0000 - 15.0000	52985	45
15.0000 - 25.0000	30421	45
25.0000 - VEGET	23882	45

TOTAL NAOS REQ'D = 179267 SF

UNDISTURBED NAOS PROVIDED = 144674 SF

RE-VEGETATED NAOS PROVIDED = 34594 SF (21.0%)

NET NAOS IMPROVED = 183338 SF

Q.S. 29-57

DATE

263-1100

1-800-STAKE-IT

DATE

503-PA-03

ALLEN CONSULTING ENGINEERS, INC.

3550 N. REYNOLDS CIRCLE #132
MESA, ARIZONA 85219
PHONE (480) 844-1809
FAX (480) 836-8464
E-MAIL: allen@allenconsulting.com

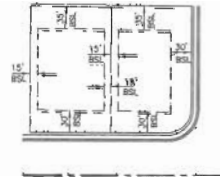
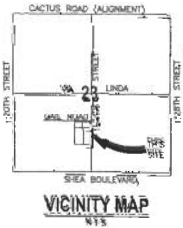
SIENNA HILLS
GAIL RD. & 124TH ST.
PRELIMINARY PLAT

JOB NUMBER	92917	SHEET	1	OF	1
DRAWING	FRONT PLAT				
DRAFTSMAN	CHECKED BY			DATE	08-11-05

3-PP-2004
4/7/2005

SIENNA HILLS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 5 EAST, G.&S.R.B.&M.,



TYPICAL B.S.L. PLAN

SITE DATA:

13.8833 AC GROSS
14.0785 AC NET

ZONING:

EXISTING R1-43 ERL
PROPOSED R1-42 ERL

DENSITY:

0.858 DU/ACRE

LEGEND

- PROPERTY CORNERS
- NEW MANHOLE
- WATER VALVE
- BRASS CAP
- PIPE HANDRAIL
- WATER SERVICE

- UNDISTURBED NAOS
- REVEGETATED NAOS

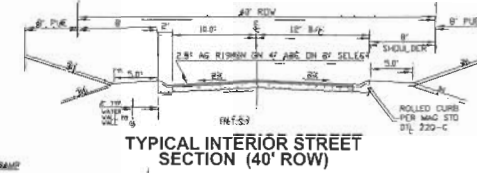
--- 100 YR. WATER SURFACE ELEVATION

SLOPE ANALYSIS-DESERT LAND FORM CLASSIFICATION: UPPER DESERT

SLOPE RANGE (%)	PLAN AREA (SQ. FT.)	% NAOS REQUIRED	NAOS (SQ. FT.)
0.0000 - 2.0000	2174	25	781
2.0000 - 3.0000	24142	28	6759
3.0000 - 5.0000	103896	30	31169
5.0000 - 10.0000	52580	40	21032
10.0000 - 15.0000	30421	45	13689
15.0000 - 25.0000	20880	45	9396
25.0000 - 50.0000	20880	45	9396
TOTAL NAOS REQUIRED			17829 SF
UNDISTURBED NAOS PROVIDED			11414 SF
REVEGETATED NAOS PROVIDED			36584 SF (21.0%)
TOTAL NAOS PROVIDED			118328 SF

SIENNA HILLS CALCULATION

12 SINGLE-FAMILY LOTS: 0.3300 ACRES 74%
MINIMUM LOT AREA = 31141 S.F.
MAXIMUM LOT AREA = 10885 S.F.



TYPICAL INTERIOR STREET SECTION (40' ROW)

503-PA-03

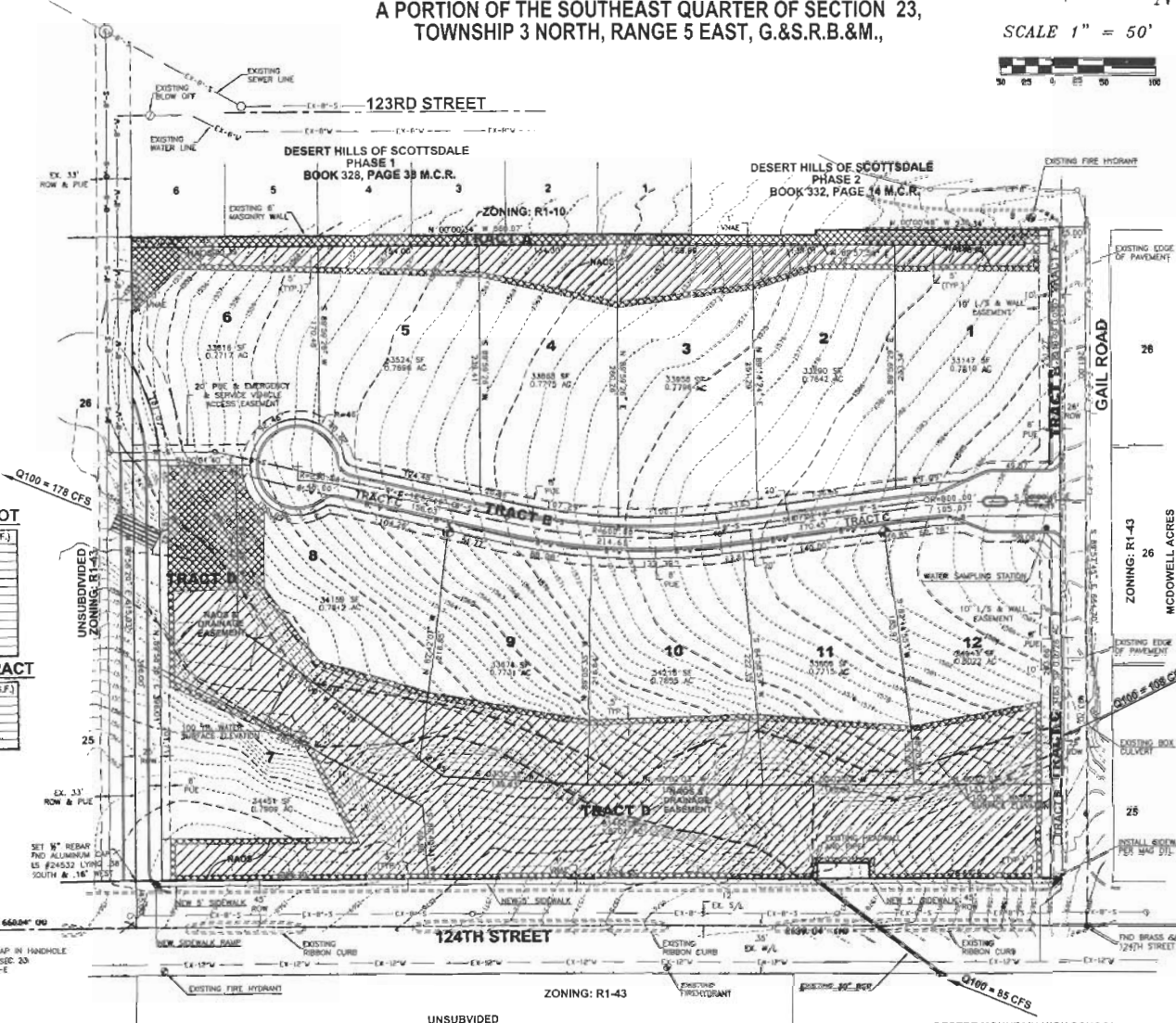
ALLEN CONSULTING ENGINEERS, INC.

263-1100
1-800-STAKE-IT

2550 N. THUNDERBOLT CIRCLE #132
MESA, ARIZONA 85210
PHONE (480) 864-1000
FAX (480) 839-8400
E-MAIL: aallen@allengr.com

SIENNA HILLS
GAIL RD. & 124TH ST.
SITE PLAN

DATE	BY	CHKD BY	APP'D BY
05-11-02	BY	CHKD	APP'D



NAOS PER LOT

LOT	NAOS AREA (S.F.)
1	1417
2	1417
3	1417
4	1417
5	1417
6	1417
7	1417
8	1417
9	1417
10	1417
11	1417
12	1417
TOTAL	14180

NAOS PER TRACT

TRACT	NAOS AREA (S.F.)
1	1417
2	1417
3	1417
4	1417
5	1417
6	1417
7	1417
8	1417
9	1417
10	1417
11	1417
12	1417
TOTAL	14180

ATTACHMENT #5

DEVELOPER
WALKER/LONG HOLDINGS, INC.
1811 N. TATUM BLVD. SUITE 1000
PHOENIX, ARIZONA 85028
PHONE: (480) 857-8797
FAX: (480) 857-0301

BENCHMARK
BRASS CAP IN HANDHOLE @ THE
INTERSECTION OF 124TH STREET &
SHEA BOULEVARD
ELEVATION 1543.07 (C.O.S. 88 DATUM)

3-PP-2004
4/7/2005



KEY...

- DEVELOPMENT AREA
- UNDISTURBED / NATURAL AREA
- ENHANCED / OBSERT LANDSCAPE / ENTRY

LANDSCAPE CONCEPT...

ALL COMMON AREA TRACTS EXCEPT PORTIONS OF TRACTS 'B' & 'C' NEAR THE PROJECT ENTRY ARE DESIGNATED AS N.A.O.S. PROJECT ENTRY AREAS (INC. L.S. ENT.), DISTURBED N.A.O.S. AREAS & MEDIANS TO BE PLANTED W/ INDIGENOUS PLANTS FROM THE E.S.L. ORDINANCES. REVEGETATED N.A.O.S. AREAS WILL IRRIGATED UNTIL PLANTS ARE ESTABLISHED. ALL OPEN SPACE, N.A.O.S. AND COMMON TRACTS TO BE MAINTAINED BY THE FUTURE H.O.A. SUBTLE USE OF LOW VOLTAGE LANDSCAPE LIGHTING WILL BE UTILIZED AT THE ENTRY. DETERMINATION OF ACTUAL LANDSCAPE & REVEG. LIMITS WILL BE BASED ON DETAILED IMPROVEMENT PLANS.

Conceptual Landscape Plan for:

Sienna Hills

Scottsdale, Arizona

Prepared for: Walker / Long Holdings, Inc.
11811 N. Tatum Boulevard #1085
Phoenix, AZ 85028
(480) 657-8797

Prepared by: Tornow Design Associates, PC
7810 E. McDonald Drive, Suite E
Scottsdale, AZ 85250
(480) 607-5090

Date: 05/15/05 TDA Job No: 2003-13

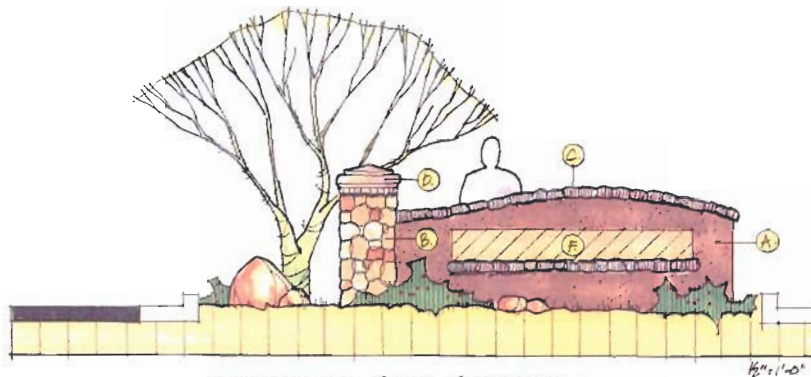
North: Scale: 1" = 50'



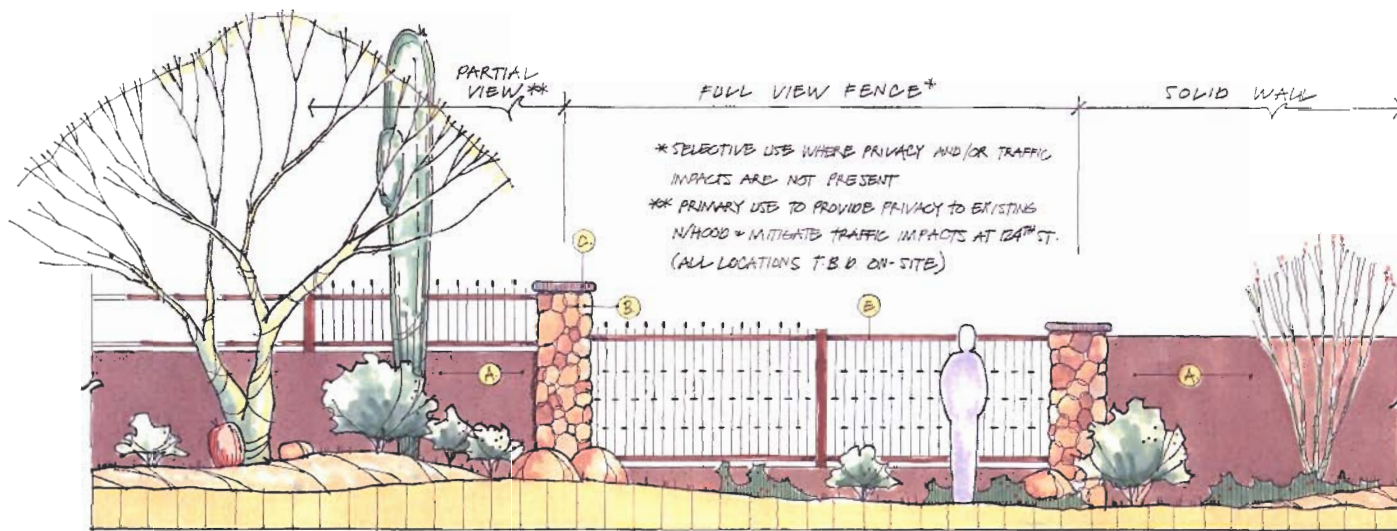
*QUANTITY & DENSITY OF PLANT MATERIAL TO MATCH EXISTING.

Materials Key:

- (A) PAINTED SMOOTH STUCCO FINISH WALL
- (B) CULTURED STONE PILASTER
- (C) CANTERA CAP BLOCK (OPTION: PRE-CAST CONC.)
- (D) DECORATIVE CANTERA CAP (OPTION: PRE-CAST CONC.)
- (E) WROUGHT IRON VIEW FENCE W/ OPTIONAL FINIALES
- (F) INSET SIGN FACE - SIGN T.B.D.
- ▷ FINAL DESIGN OF WALLS TO MEET ALL APPLICABLE AGENCY POOL CODES
- ▷ FINAL WALL HGTS VARY W/ TOPOGRAPHY.
- ▷ PAINT: DONN-EDWARDS "TUMBLE WEED" DE 1057 (L.R.V. = 25)
- ▷ STONE: CULTURED STONE "DESERT BLEND" COBBLEFIELD® (CSV-206) OVER-GROUTED

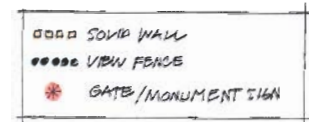
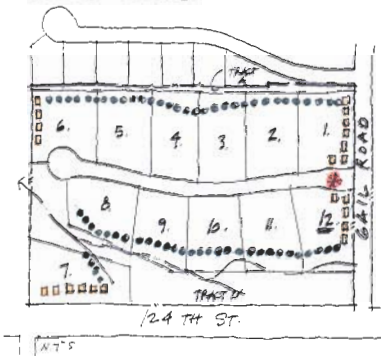


- MONUMENT SIGN CONCEPT -



- WALL / FENCE CONCEPTS -

Key Map



Conceptual Walls Plan for:

Sienna Hills

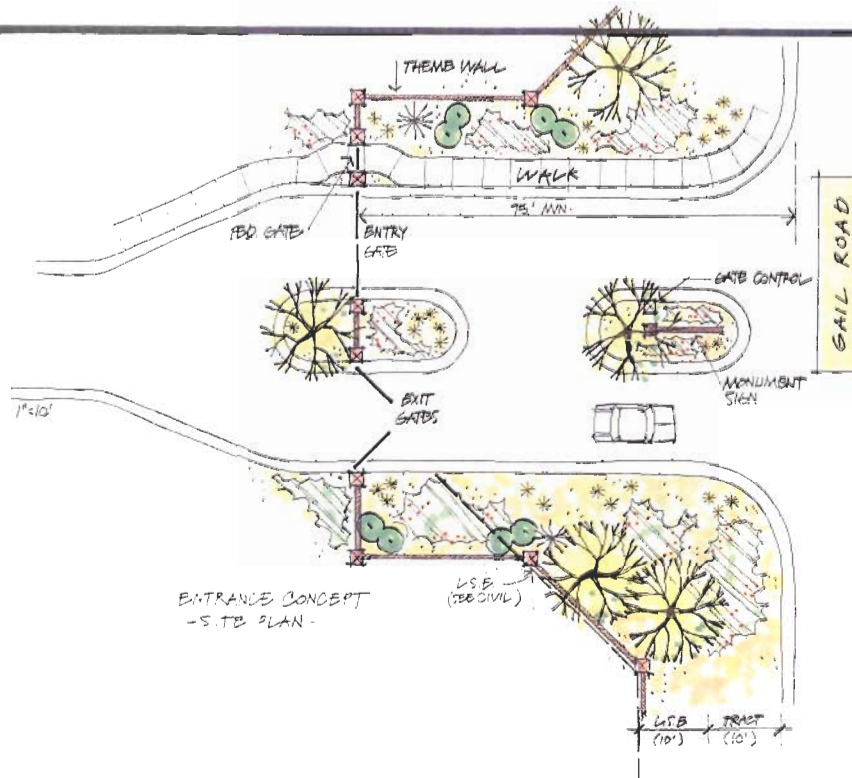
Scottsdale, Arizona

Prepared for: Walker / Long Holdings, Inc.
11811 N. Tatum Boulevard, #1005
Phoenix, AZ 85028
(480) 657-5797

Prepared by: Tornow Design Associates, PC
7610 E. McDowell Drive, Suite E
Scottsdale, AZ 85250
(480) 607-5993

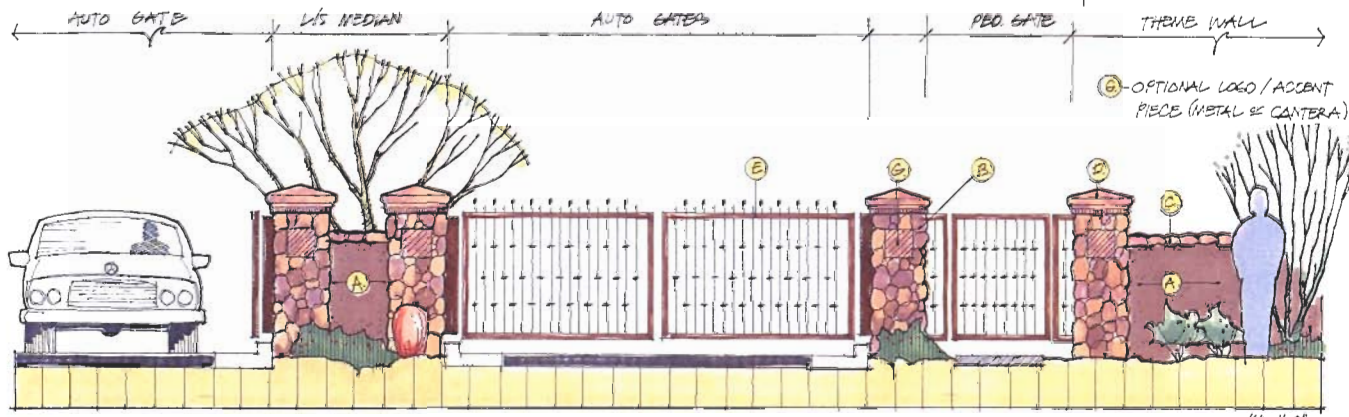
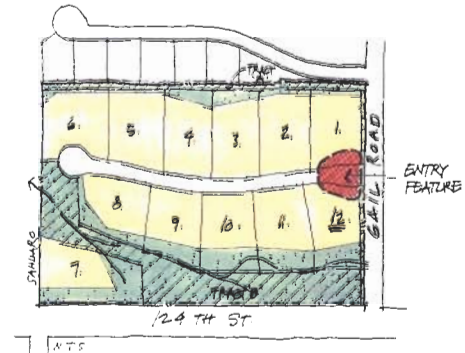
Date: 01/05/04 TDA Job No.: 2008-113
Scale: 0 1/2" = 1'-0"

3-PP-2004
4/7/2005



ENTRANCE CONCEPT
- S.T.D. PLAN -

Key Map



- ENTRANCE / GATE CONCEPT -

Conceptual Walls Plan for:

Sienna Hills

Scottsdale, Arizona

Prepared for: Walker / Long Holdings, Inc.
11811 N. Tatum Boulevard, #1065
Phoenix, AZ 85328
(480) 657-8797

Prepared by: Tornow Design Associates, PC
7610 E. McDowell Drive, Suite E
Scottsdale, AZ 85258
(480) 607-6090

Date: 01/05/04 TBA Job No: 2003-13

Scale: 3/4"=1'-0"

SIENNA HILLS
SWC. 124 TH. STREET
AND GAIL ROAD
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>-02-</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 15. ALL STREETS & PRIVATE DRIVEWAYS SHALL BE DESIGNED FOR A 100 YEAR STORM & EMERGENCY VEHICLE ACCESS.</p> |
|--|--|

STIPULATIONS FOR CASE 3-PP-2004
CASE NAME: SIENNA HILLS

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Allen Consulting Engineers, Inc., dated 4/07/05 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Tornow Design Associates, PC with a receipt dated of 5/31/05 by City staff.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Tornow Design Associates, PC with a receipt dated of 5/31/05 by City staff.
- e. Cuts and fills shall be consistent with the Cut and Fill exhibit submitted by Allen Consulting Engineers, inc., dated 5/31/05 by City staff.
- f. The wall, entry gates, and fence designs comply with the Conceptual Wall plan submitted by Tornow Design Associates, PC dated 4/7/2005 by City staff.

SITE DESIGN:

1. The approved intensity may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns, which will need to be resolved at the time of final plat. Appropriate design solutions to these constraints may preclude achievement of the proposed intensity.
2. All cuts and fills, including any proposed berms, shall be contoured to blend with the adjacent existing landforms, to the satisfaction of Plan Review and Permit Services staff.
3. Provide the following note on the final plat: Each lot contains a maximum construction envelope. The dimensioned construction envelope exhibit will be on file at the City of Scottsdale. No buildings, fences, or walls shall be located outside the construction envelope.
4. Walls adjacent to side or rear property line shall be setback 15 feet from the property line.
5. All culverts, headwalls, and all other drainage structures shall be integrally colored to blend with the natural desert.
6. The final plat shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.

ATTACHMENT B

7. The homeowners' association shall be responsible for the maintenance of the exterior walls. The developer shall note this requirement on the final plat.
8. Flagpoles, if provided shall be one piece, conical, and tapered.

ON-SITE LIGHTING:

1. All pole-mounted lighting shall be a maximum of 16 feet in height from grade.
2. All exterior lighting on individual residences shall be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from public viewpoint.
3. No lighting shall be permitted within the dedicated NAOS easements.

WALL DESIGN:

1. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
2. Walls shall be located outside of the dedicated NAOS areas.
3. The proposed "theme wall" shall not connect individual lot site walls. Site walls on-lot shall be setback a minimum of 15 feet from the side and or rear property line.
4. The combined height of retaining and individual lot walls shall be a maximum of eight (8) feet, measured from the exterior grade.
5. Walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall be shown on final improvement plans.
6. The Final Plat shall identify the locations of all wall easements for "theme walls" and associated maintenance responsibilities.
7. The homeowners' association shall be responsible for the maintenance of the exterior "theme walls". The developer shall note this on the Final Plat.
8. No chain link fencing shall be allowed, except for construction fencing.

LANDSCAPING:

1. The developer shall include a typical NAOS revegetation plan indicating plant densities and varieties per a specified one hundred (100) sq. ft. area. Proposed revegetated NAOS densities shall match the adjacent undisturbed desert.
2. All disturbed areas shall be re-landscaped with plant material and plant densities to match the undisturbed desert.

3. Sight distance triangles and sight distance lines shall be shown on final plans and final plat for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
4. Salvaged vegetation shall be incorporated into the landscape design.
5. Rip rap shall be indigenous or native stone and shall not be provided within the NAOS areas.
6. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
7. All roadway tracts shall be landscaped as part of the subdivision improvements and be maintained by the developer and/or homeowner association.

CONSTRUCTION ENVELOPE EXHIBIT:

1. Add the following note to the construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
2. The developer shall provide a dimensioned construction envelope exhibit with the Final Plat review.

NATURAL AREA OPEN SPACE (NAOS):

1. Add the following note to the Final Plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
2. The minimum total NAOS to be dedicated for this project shall be 4.25 acres.
3. The location and amount of NAOS to be dedicated shall be consistent with the Sienna Hills NAOS Analysis submitted by Allen Consulting Engineers and dated 4/7/05 by City staff.
4. Add the following note on the Final Plat: This plat has dedicated a total of 4.25 acres of NAOS. Natural area open space as dedicated by this plat shall never be released or reduced unless equal size and quality of NAOS are provided.
5. Where NAOS is proposed adjacent to one, or both sides of a wall, a minimum width of 5'-0" will be classified as revegetated NAOS.
6. NAOS shall not be dedicated within 5'-0" of a building.

7. NAOS located between 5'-0" and 10'-0" from the face of a building shall be counted as revegetated NAOS for length of the building.
8. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION AND ACCESS DESIGN:

1. The developer shall design and construct the internal street to local residential street standards within a minimum 40-foot-wide private tract. The street shall be designed in accordance with Figure 700-5, Local Residential Street, and Figure 700-6, Residential Cul-de-sac Street, from the City of Scottsdale ESL Road Design Standards, dated May 1992.
2. The developer shall design and construct a half-street improvement for Sahuaro Drive to local residential street standards within a minimum 25-foot-wide right-of-way as shown on the Sienna Hills Site Plan, prepared by Allen Consulting Engineers and dated February 26, 2004. The street shall be designed in accordance with Figure 700-5, Local Residential Street, and Figure 700-6, Residential Cul-de-sac Street, from the City of Scottsdale ESL Road Design Standards, dated May 1992, for design information. With the final plan submittal to the Plan Review and Permit Services Division, the improvement plans for the half-street construction shall show the design for the full cross-section of the street, with the future construction to be shown in dashed lines.

INTERNAL CIRCULATION:

1. The developer shall design and construct a five-foot sidewalk along the site frontage on 124th Street in accordance with ESL design standards.
2. The developer shall design and construct a five-foot sidewalk along the site frontage on Gail Road in accordance with ESL design standards, and construct curb cuts with sidewalk ramps at the intersection with the internal residential street.
3. The developer shall design and construct a five-foot wide sidewalk along the site frontage on Sahuaro Drive in accordance with ESL design standards.
4. The developer shall dedicate a minimum 20-foot-wide public access easement and an emergency and service vehicle access easement to extend from the cul-de-sac for the internal street right-of-way to the southerly property line for connection with the Sahuaro Drive right-of-way. The emergency and service vehicle access easement shall overlay onto the public access easement.
5. Prior to final plan approval, the developer shall dedicate an 8-foot wide public utility easement along both sides of the internal street. The 8-foot wide easements may be reduced or eliminated upon the submittal of written approval by the public utility companies with the final plans submittal to the Plan Review and Permit Services Division. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or

emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:
 - a. All existing improvements and striping within 300 feet of limits of construction.
 - b. All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published December 1999.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall

address the following:

- a. Storage facilities on individual residential lots shall not be allowed.
 - b. Provide calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - c. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - d. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - e. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - f. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
 - g. With the half-street construction for Sahuaro Drive, a culvert crossing and/or bridge shall be provided for the wash crossing. The culvert shall extend beyond the edge of the traveled way a minimum of 10 feet into the area where the other half of the street will be constructed in the future. The 10-foot distance shall be measured perpendicular to the street alignment. The culvert capacity, flow line slope and alignment shall be based upon the ultimate design requirements for the culvert if it were to be built under the full cross-section where it could be considerably longer.
3. STORM WATER STORAGE REQUIREMENT. This site has received an approved stormwater storage waiver. The drainage report shall demonstrate that post development flows shall not exceed pre development flowrates.
 4. BASIN OUT-FALL. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
 5. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
 6. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
 7. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not

be limited to the following:

- a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
 - g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - h. Show $Q_{(100)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 25 cfs or more using the peak runoff from the 100 year 6 hour storm event.
 - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
 - k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.
10. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
11. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
- The developer shall:
- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.

12. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.
13. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
14. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.

BRIDGES:

1. BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by the city staff.
2. SUBMITTAL REQUIREMENTS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to city staff approval, for structural review. In addition, the cover sheet shall:
 - a. Provide a vicinity map that indicates the precise location of the bridge(s).
 - b. Provide the names and addresses of the developer, contractor, and engineer.
 - c. Show the associated "DR" or "PP" numbers.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:

- a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. **AS-BUILT PLANS.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
 - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

1. **DEDICATIONS.** Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
 - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
2. **MAINTENANCE RESPONSIBILITY.** Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications

shall:

- a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
- b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans.
3. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
4. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.

4. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report.
5. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site.
6. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
 - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
8. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
9. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
10. MANHOLE LOCATION. Manholes shall not be located on lots.
11. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on

a document developed and date stamped by the MCESD staff.

- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by MCESD.
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
 - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

TRACTS AND EASEMENTS`:

- 1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
- 2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
- 3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. **STORM WATER STORAGE REQUIREMENT.** Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. **HISTORICAL FLOW.** Off-site runoff must enter and exit the site as it did historically.
3. **STORM WATER DISCHARGE.** Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. **STORM WATER RUNOFF.** Storage basins must drain completely within 36-hours.
5. **BASIN LOCATION.** Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. **STREET CROSSINGS.** Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. **SECTION 404 PERMITS.** Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. **DEDICATIONS AND EASEMENTS.** All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

STREET LIGHTS:

1. Concurrent with the final plat approval, the developer shall create a streetlight improvement district to fund the operation and maintenance of the streetlights to be provided with the subdivision improvements.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Sahuaro Drive	Local Residential ESL	25-foot (Half-Street)	Half-Street, Figure 700-5, ESL Road Design Standards	Roll	5-foot-wide sidewalk per ESL Design Standards
Internal Cul-de-Sac Street	Local Residential ESL	40-foot for full street, private tract	Figure 700-5 and Figure 700-6 , ESL Road Design Standards	Roll	No sidewalk
124 th Street	Major Collector	45-foot half-street (45-foot existing)	Existing	Existing	5-foot-wide sidewalk per ESL Design Standards
Gail Road	Local Residential ESL	25-foot half-street (25-foot half-street existing)	Existing	Roll	5-foot-wide sidewalk per ESL Design Standards

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS**WATER DEVELOPMENT ORDINANCE**

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city

water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.

4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
2. SEPTIC SYSTEM. Permission to construct a septic system shall be obtained in writing from the Water Resources Department. Private sewage disposal systems shall comply with all laws and regulations of the State of Arizona, Maricopa County and the City of Scottsdale.
3. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.

PLANNING ORDINANCE REQUIREMENTS**NOTES:**

- This site to comply with the current ESLO amended provisions of the Ordinance.

LOT DESIGN:

1. All cuts and fills exceeding eight (8) feet shall return for separate Development Review Board approval.
2. Site walls were permitted by this ordinance shall be setback a minimum of fifteen (15) feet from any side or rear property line.
3. The developer shall provide a dimensioned construction envelope exhibit with the Final plat review.
4. With the exception of driveways, the proposed construction envelopes shall not exceed the minimum required setbacks.
5. All lots shall abut a public, or private street furnishing satisfactory access thereto
6. Lot area, depth, and width shall comply with amended district standards of case No. 3-PP-2004.
7. Buildings and walls on lots 1,6, 7 and 12 shall meet the minimum front yard setback and wall height requirements approved under 3-PP-2004.
8. Developer shall comply with the ESLO amended 2004 provisions.
9. Signage shall obtain separate review and approval.

NATURAL AREA OPEN SPACE (NAOS):

1. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along street frontage, which shall have a minimum width of 20 feet.
2. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by the Plan Review and Permit Services staff in compliance with the ESLO provisions of the Zoning Ordinance.
3. Areas of NAOS dedicated adjacent to walls shall be considered revegetated NAOS for a width of 5 feet and length equivalent to the wall.
4. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).

2. All plant material utilized to revegetate disturbed areas shall be plant material selected from the city of Scottsdale's Environmentally Sensitive Lands Indigenous Plant palette, unless otherwise permitted under the Environmentally Sensitive Lands Indigenous Ordinance.
3. Provide documentation required for issuance of a Native Plant Permit as required in City Code and outlined in the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval.
4. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on site, per the ESLO provisions of the Zoning Ordinance.

DEVELOPMENT STANDARDS**SUBDIVISION NAME****Sienna Hills****CASE #****3-PP-2004****ZONING:****R1-43 ESL**

	ORDINANCE REQUIREMENT S	AMENDED STANDARD S	MAXIMUM ESLO REDUCTION %
A. MIN. LOT AREA	43,000SF	35,000SF	19%
B. MIN. LOT WIDTH	150'	130'	13%
1. Standard Lot			
2. Flag Lot			
C. MAXIMUM BUILDING HEIGHT	24'	24'	
D. MIN. YARD SETBACKS			
1. FRONT YARD	40'	30'	25%
• FRONT (to face of building)	40'	30'	25%
• FRONT (to face of garage)	40'	30'	25%
• FRONT (corner lot, side street)	40'	30'	25%
• FRONT (corner lot, adjacent to key lot, side street)	40'	30'	25%
• FRONT (double frontage)	40'	30'	25%
2. SIDE YARD			
• Minimum	20'	15'	25%
• Minimum aggregate	40'	30'	25%
3. REAR YARD			
• Standard Depth	35'		
• Min. Depth (% of difference which can be occupied)			
E. DISTANCE BETWEEN BUILDINGS (MIN)			
1. Accessory & Main	10'		
2. Main Buildings/Adjacent Lots	40'	30'	25%
F. MAXIMUM WALL HEIGHT			
1. FRONT	3'		
2. SIDE	8'		
3. REAR	8'		
4. Corner side not next to key lot	8' on PL		
5. Corral fence height (on prop line)	6' on PL		
G. DEVELOPMENT PERIMETER SETBACKS			

Construction Document/Final Plat Submittal Requirements

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. **Incomplete submittals will not be accepted.**

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

The cover sheet must contain the following information:

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's [DESIGN STANDARDS AND POLICIES MANUAL](#). You may access the manual online at <http://www.scottsdaleaz.gov/dspm> - or call the One Stop Shop at 480-312-7080.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

☒ Construction Envelope Exhibit to be submitted with the Final Plat review.

☐☐☐☐

Civil Improvement Plan Submittal Requirements
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Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"

Minimum Horizontal Scale: 1" = 20'

Minimum Vertical Scale: 1" = 2'

CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
2. Title Report and Letter of Update (not more than 60 days old)
3. Provide the following:
 - ☒ Two Copies of Completed 404 Certification Form
 - ☒ Two Copies of the Notice of Intent (NOI)
 - ☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

4. IMPROVEMENT PLANS

Provide one (1) set that includes the following:

- ☒ Grading and Drainage Plan (Including water and sewer services)
- ☒ Water Plans
- ☒ Sewer Plans
- ☒ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)
- ☒ Preliminary Plat
- ☒ Final Plat (for reference only)
- ☒ ALTA Survey
- ☐ Map of Dedication

5. EASEMENTS/DEDICATIONS

☐ _____

6. ENGINEER'S ESTIMATES (for payment in-lieu)

☐ Street improvements ☐ Signalization

7. REFERENCE DOCUMENTS

Drainage	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Final
Water	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Basis Of Design **
Sewer	<input type="checkbox"/> Master **	<input checked="" type="checkbox"/> Basis Of Design **
Circulation	<input type="checkbox"/> Master **	<input type="checkbox"/> Final
Signalization	<input type="checkbox"/> Master **	<input type="checkbox"/> Final

**Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review.
Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

8. OTHER

☒ Geotechnical Report

☐ Structural Report

☒ The completed Stormwater Storage Waiver Request Form (must be signed by City Staff)

☐ _____

☐ _____

☐ _____

PLANNING

Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

☒ Landscape & irrigation plans

☐ Slope Analysis

☒ NAOS graphic & calculation worksheet

☒ Native plant program, or confirmation of compliance

☐ Fountain/Water feature details and elevations

Final Plat Submittal Requirements
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All final plats must be approved by the City Council. A final plat will be placed on the City Council's agenda only after staff has received a complete submittal, including the following items:

1. ALTA Survey
2. Title Report (less than 60 days old)
3. NAOS graphic & calculation worksheet
4. Copy of preliminary plat
5. Completed abandonment/vacation of easement application (if applicable)
6. Digital Submittal
7. 8-1/2" X 11" transparency of the staff approved final plat must be submitted to four (4) weeks prior to the scheduled City Council date.

The applicant will be notified once the final plat has been tentatively placed on the City Council meeting agenda.